

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
SEPTEMBER 13, 2017**

**CALL TO
ORDER
6:00 pm**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. at South Campus Building, 40 11th Street W, Ste. 200, Kalispell, Montana. Board members present were Dean Sirucek, Jim Heim, Jeff Larsen, Greg Stevens, Mike Horn, Sandra Nogal, Ron Schlegel and Kevin Lake. Rita Hall had an excused absence. Kari Nielson, Donna Valade and Mark Mussman represented the Flathead County Planning & Zoning Office.

There were approximately 8 people in the audience.

**APPROVAL OF
MEETING
MINUTES
6:00 pm**

Sirucek made a motion, seconded by Heim to approve the July 12, 2017 meeting minutes.

**BOARD
DISCUSSION
6:00 pm**

None

**ASK THE
QUESTION
6:00 PM**

Larsen asked the question.

**ROLL CALL TO
APPROVE
MEETING
MINUTES
6:01 pm**

On a roll call vote the motion passed 5-3 with Lake, Schlegel and Nogal abstaining.

**PUBLIC
COMMENT
(not related to
agenda items)
6:01 pm**

None

**JANET V
ROSENBERY
(FZC-17-06)
6:02 pm**

A zone change request by Janet V. Rosenberry in the Echo Lake Zoning District. The proposal would change the zoning on a parcel containing approximately 10 acres from AG-40 (*Agricultural*) to SAG-5 (*Suburban Agricultural*). The subject

property is located at 685 and 691 McCaffery Road in Bigfork, MT and can legally be described as Parcel A of Certificate of Survey No. 8817, the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, and in Government Lot 5, of Section 7, Township 27 North, Range 19 West, P.M.M., Flathead County, Montana.

STAFF REPORT Valade reviewed Staff Report FZC-17-06 for the Board.
6:02 pm

BOARD
QUESTIONS None
6:03 pm

APPLICANT Joe Matulevich-Apec, Inc-442 W. Springcreek Rd, Kalispell-
PRESENTATION stated he was representing the applicant. The applicant was
6:04 pm splitting the property for estate purposes. The property currently has 2 homes and 2 addresses already.

BOARD
QUESTIONS None
6:06 pm

AGENCY
COMMENTS None
6:07 pm

PUBLIC
COMMENT None
6:08 pm

APPLICANT
REBUTTAL None
6:08 pm

BOARD
QUESTIONS None
6:08pm

STAFF
REBUTTAL None
6:08 pm

BOARD
QUESTIONS None

6:08 pm

**MAIN MOTION
TO ADOPT
F.O.F.
(FZC-17-06)
6:08 pm**

Schlegel made a motion seconded by Sirucek to adopt Staff Report FZC-17-06 as Findings of Fact as written.

**BOARD
DISCUSSION
6:08 pm**

None

**ASK THE
QUESTION
6:08 pm**

Larsen asked the question.

**ROLL CALL TO
ADOPT F.O.F.
(FZC-17-06)
6:08 pm**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FZC-17-06)
6:09 pm**

Lake made a motion seconded by Schlegel to adopt Staff Report FZC-17-06 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION
6:09 pm**

None

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-17-06)
6:09 pm**

On a roll call vote the motion passed unanimously.

**HEATHER AND
PAUL
MCDONALD
(FZC-17-07)
6:10 pm**

A zone change request in the Highway 93 North Zoning District by Sands Surveying on behalf of Heather and Paul McDonald. The proposal would change the zoning on a parcel containing approximately 19.47 acres from SAG-10 (*Suburban Agricultural*) to I-1H (*Light Industrial Highway*) and SAG-5 (*Suburban Agriculture*). The subject property is located at 4015 Highway 93 North, north of Kalispell and can legally be described as Tract 1

of Correction Certificate of Survey No. 20514, located and being in Government Lot 5 of Section 6, Township 29 North, Range 21 West and in the Southeast Quarter of the Northeast Quarter (SE¼NE¼) of Section 1, Township 29 North, Range 22 West, P.M.M., Flathead County, Montana.

STAFF REPORT Nielson reviewed Staff Report FZC-17-06 for the Board.
6:11 pm

BOARD None
QUESTIONS
6:13 pm

APPLICANT Eric Mulcahy-Sands Surveying-2 Village Loop, Kalispell-stated
PRESENTATION he was representing the applicant. The request was for a split
6:13 pm zone. The applicant wanted to buffer the agricultural uses up on
the hill and the industrial next to the highway.

BOARD None
QUESTIONS
6:13 pm

AGENCY None
COMMENTS
6:16 pm

PUBLIC None
COMMENT
6:16 pm

APPLICANT None
REBUTTAL
6:16 pm

BOARD None
QUESTIONS
6:16 pm

STAFF Nielson went over the definition of Light Industrial zoning.
REBUTTAL
6:16 pm

BOARD None
QUESTIONS
6:16 pm

**MAIN MOTION
TO ADOPT
F.O.F.
(FZC-17-07)
6:16 pm**

Heim made a motion seconded by Nogal to adopt Staff Report FZC-17-07 as Findings of Fact as written.

**BOARD
DISCUSSION
6:17 pm**

Heim commented that on page 26 of the Staff Report it stated that 'The City of Whitefish Planning Department was sent an agency referral but has yet to provide comment on this proposal', yet a comment was received.

Nielson stated she would comment to the commissioner's.

**ASK THE
QUESTION
6:17 pm**

Larsen asked the question.

**ROLL CALL TO
ADOPT F.O.F.
(FZC-17-07)
6:17 pm**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FZC-17-07)
6:19 pm**

Heim made a motion seconded by Schlegel to adopt Staff Report FZC-17-07 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION
6:20 pm**

Nogal asked what this would look like if the applicant created 20 additional lots.

Mulcahy stated the topography would limit development.

Stevens talked about the comments from the City of Whitefish and the City of Kalispell.

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-17-07)
6:27 pm**

On a roll call vote the motion passed 7-1 with Sirucek dissenting.

OLD BUSINESS None
6:27 pm

NEW BUSINESS Mussman talked about short term rentals, the South Whitefish
6:28 pm Corridor, and the Growth Policy update.

ADJOURMENT The meeting was adjourned on a motion by Schlegel at
6:33 pm approximately 6:33 pm. The next meeting will be held on
October 11, 2017 at 6:00 pm.



Jeff Larsen, Chairman

for 

Danene Thornton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 10 / 11 / 17